

160.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

783,500 / 783,500

USE VALUE:

783,500 / 783,500

ASSESSED:

783,500 / 783,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 122 | | HILLSIDE AVE, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: BROWN KURT & MARY | |
| Owner 2: | |
| Owner 3: | |

| |
|----------------------------|
| Street 1: 122 HILLSIDE AVE |
| Street 2: |

| |
|-------------------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA Cntry: Own Occ: Y |

| | |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

PREVIOUS OWNER

| |
|-----------------------------------|
| Owner 1: HARRINGTON SHEILA A - |
| Owner 2: TRAVERS EILEEN/JAMES M - |

| |
|----------------------------|
| Street 1: 122 HILLSIDE AVE |
| Twn/City: ARLINGTON |

| |
|--------------------|
| St/Prov: MA Cntry: |
| Postal: 02476 |

NARRATIVE DESCRIPTION

This parcel contains 10,500 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1796 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 10500 | | Sq. Ft. | Site | | 0 | 70. | 0.70 | 8 | | | | | | | | | 514,500 | | | | | | 514,500 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |
|----------|-----------|----------------|------------|------------|-------------|-------------------|
| 101 | 10500.000 | 269,000 | | 514,500 | 783,500 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | | | | | |
|--------------|-----------------|---------|--------------------------------|---------|----------------|------------------|
| Total Card | 0.241 | 269,000 | | 514,500 | 783,500 | Entered Lot Size |
| Total Parcel | 0.241 | 269,000 | | 514,500 | 783,500 | Total Land: |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 436.25 | /Parcel: 436.2 | Land Unit Type: |
| | | | | | | |

| PREVIOUS ASSESSMENT | | | | | | | Parcel ID | 160.0-0001-0010.0 |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 101 | FV | 269,000 | 0 | 10,500. | 514,500 | 783,500 | 783,500 |
| 2019 | 101 | FV | 276,500 | 0 | 10,500. | 514,500 | 791,000 | 791,000 |
| 2018 | 101 | FV | 271,300 | 0 | 10,500. | 455,700 | 727,000 | 727,000 |
| 2017 | 101 | FV | 271,300 | 0 | 10,500. | 382,200 | 653,500 | 653,500 |
| 2016 | 101 | FV | 271,300 | 0 | 10,500. | 382,200 | 653,500 | 653,500 |
| 2015 | 101 | FV | 227,000 | 0 | 10,500. | 330,800 | 557,800 | 557,800 |
| 2014 | 101 | FV | 227,000 | 0 | 10,500. | 319,700 | 546,700 | 546,700 |
| 2013 | 101 | FV | 227,000 | 0 | 10,500. | 304,300 | 531,300 | 531,300 |

| | |
|---------------|------------|
| Notes | Date |
| Year End Roll | 12/18/2019 |
| Year End Roll | 1/3/2019 |
| Year End Roll | 12/20/2017 |
| Year End | 1/3/2017 |
| Year End Roll | 1/4/2016 |
| Year End Roll | 12/11/2014 |
| Year End Roll | 12/16/2013 |
| Year End Roll | 12/13/2012 |

| PRINT | DATE | TIME |
|-------|----------|----------|
| | 12/11/20 | 02:34:38 |

| LAST REV | DATE | TIME |
|----------|----------|----------|
| | 10/15/18 | 08:36:23 |

| | |
|------|--|
| apro | |
|------|--|

| PAT ACCT. | 12492 |
|-----------|-------|
|-----------|-------|

| SALES INFORMATION | TAX DISTRICT | | |
|-------------------|--------------|--|--|
|-------------------|--------------|--|--|

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| HARRINGTON SHE | 55258-161 | | 8/27/2010 | | 531,000 | No | No | | |
| HARRINGTON SHE | 53484-268 | | 9/1/2009 | Family | | 1 | No | No | |
| HARRINGTON SHE | 53484-245 | | 9/1/2009 | Family | | 1 | No | No | |
| HARRINGTON SHE | 51243-167 | | 5/30/2008 | Family | | 1 | No | No | |
| HARRINGTON SHE | 51243-149 | | 5/30/2008 | Family | | 1 | No | No | |
| HARRINGTON SHE | 42049-405 | | 2/17/2004 | Family | | 99 | No | No | |
| LOWNEY WILLIAM | 41716-338 | | 12/31/2003 | Family | | 99 | No | No | |
| ZINK WILLIAM F- | 41439-585 | | 11/17/2003 | | 464,500 | No | No | | |

| BUILDING PERMITS | ACTIVITY INFORMATION |
|------------------|----------------------|
|------------------|----------------------|

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|----------|--------|----------|--------|-----|------------|----------|------------|---------|------------|-------------|-----|--------------|
| 8/4/2011 | 809 | Sun Room | 43,700 | C | | | | & DECK | 10/6/2018 | MEAS&NOTICE | HS | Hanne S |
| | | | | | | | | | 5/13/2010 | Inspected | BR | B Rossignol |
| | | | | | | | | | 1/5/2009 | Measured | 189 | PATRIOT |
| | | | | | | | | | 4/13/2004 | MLS | HC | Helen Chinal |
| | | | | | | | | | 1/14/2000 | Inspected | 264 | PATRIOT |
| | | | | | | | | | 12/16/1999 | Mailer Sent | | |
| | | | | | | | | | 12/2/1999 | Measured | 256 | PATRIOT |
| | | | | | | | | | 7/14/1993 | | EK | |
| | | | | | | | | | | | | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---|-----|------------------------------------|-------------------|--------------|-----|--------------------------------------|------------|---------|----------|----------------------|------|-------|------------|--|-------|--------------|---|---|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | |
| Type: 21 - Split Level | | | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| View / Desir: | | | | Fpl: | 2 | Rating: Good | | Other | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | |
| Grade: C - Average | | | | Lvl 2 | | | | Lvl 1 | | | | | | | | | | | | |
| Year Blt: 1959 | Eff Yr Blt: | | | Lower | | | | Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB: 1 | | | | | | | | |
| Alt LUC: | Alt %: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G11 | Fact: . | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | |
| Prim Int Wall: 1 - Drywall | | | | Functional: | | % | | Interior: | | 1 | 8 | 3 | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | Additions: | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | Electric: | | | | | | | | | | | | |
| Subfloor: | | | | | | | | Heating: | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | | | | | General: | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | Totals | 1 | 8 | 3 | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 160.0-0001-0010.0 | | | | | | | | | | | | IMAGE | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | |
| 2 | Frame Shed | D | Y | 16X8 | | A | AV | 1985 | | 0.00 | T | 27.2 | 101 | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | AssessPro Patriot Properties, Inc | | | | |
| | | | | | | | | | | | | | | | | | | | | |